



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 22, 2005

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: PUBLIC HEARING: A Master Plan amendment to increase the size of the golf course, decrease the size of the Moderate Density Residential, include additional golf training guest quarters and resort accommodations (related to the golf course), replace constructed wetlands with a wastewater treatment plant, and create new cul-de-sacs within the subdivision (SPR-40007)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 12, 2005 public hearing, the County Planning Commission voted (7-0) to recommend approval to amend the Paa-Ko Master Plan. This request proposes to increase the size of the golf course, decrease the size of the Moderate Density Residential, include additional golf training guest quarters and resort accommodations (related to the golf course), replace constructed wetlands with a wastewater treatment plant, and create new cul-de-sacs within subdivision. The Master Plan is located on the west side of North Highway 14 between La Madera Road and the Bernalillo/Sandoval County line.

At the November 3, 2004 County Planning Commission hearing, staff recommended deferral until the applicant could provide confirmation that a permitted wastewater system would be available to serve the proposed development and clarify how the guest quarters would affect the overall density of residential development. During the hearing, the agent clarified that the guest quarters can be considered 'dwelling units' and therefore can be counted toward the 1440 dwelling unit limit.

The request was continued on January 12, 2005 County Planning Commission hearing during which Bernalillo County Office of Environmental Health staff express having reviewed conceptual designs for Wastewater Treatment Plants. These designs of Wastewater Treatment Plants were deemed capable of meeting a required discharge quality and any of these system options could adequately serve the existing and proposed development. The final plan and design for the wastewater treatment plant will be reviewed and approved by the Environmental Health staff.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 18, 2005)
2. County Planning Commission Information Packet
3. Presentation materials from CPC hearing on January 12, 2005
4. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval